

WILLIAMSBURG PLANNING COMMISSION MINUTES

Wednesday, February 15, 2006

The regular monthly meeting of the Williamsburg Planning Commission was held on Wednesday, February 15, 2006, at 3:30 p.m. in the Council Chambers at the Stryker Building, 412 North Boundary Street.

CALL TO ORDER and ATTENDANCE

Vice-Chairman Pons called the meeting to order and welcomed new Planning Commission member, William Kafes. Present in addition to Messrs. Pons and Kafes were Commissioners Hertzler, McBeth, Friend and Rose. Mr. Young arrived late. Staff members present were Planning Director Nester, City Attorney Phillips, Zoning Administrator Murphy and Secretary Scott.

MINUTES

Mr. Rose moved that the minutes of the January 18 regular meeting and the January 19 and February 8 work sessions be approved. Mr. Hertzler seconded the motion which carried by roll call vote of 6-0.

Recorded vote on the motion:

Aye: Pons, McBeth, Friend, Hertzler, Kafes

Nay: None

Absent: Young

CONSENT AGENDA

There were no cases on the Consent Agenda this month.

PUBLIC HEARINGS

There were no public hearings this month.

[Chairman Young arrived.]

OPEN FORUM

Chairman Young opened the Open Forum portion of the meeting encouraging comments from the audience on any topic.

There being no comment the Open Forum portion of the meeting was closed.

SITE PLANS AND SUBDIVISIONS

SPR #06-003: Walgreens, 1309 Richmond Road – 14,739 square foot building. The Commission approved the site plan by a vote of 7-0.

Zoning Administrator Murphy reviewed the memorandum dated February 10, 2006. In the memorandum it was noted the pharmacy will have 57 parking spaces, will combine the service station (formerly Exxon), Hazelwood motel and small City parcel on Lafayette Street to construct the pharmacy. Entrance into the site will be from a joint easement from Chesapeake Bank to share an entrance on Lafayette Street and an easement from the Sacalis property to the traffic light at Richmond Road/Mount Vernon Avenue.

The project includes some modifications to the parking lot and driveway areas of Chesapeake Bank which has resulted in landscape waiver requests. Mr. Friend, Site Plan Review Committee chairman, noted that at their December 21, 2005 meeting, the Committee recommended approval of the site plan conditioned upon additional landscaping being provided as recommended by staff. Mrs. Murphy noted that the developer has agreed to install, at their cost, traffic signal modifications which will be approved by the City Engineer prior to the issuance of any building or land disturbing permits for the project.

Commissioners' discussion points included:

- Visibility and traffic will not be impaired by landscaping
- The applicant has an ingress/egress easement agreement and has the right to use the adjacent Sacalis property
- A traffic light is essential at the Mt. Vernon Avenue/Richmond Road intersection because of congestion
- There will be two lanes outbound from Monticello Avenue so there will be double the stacking space between Monticello Avenue and Mt. Vernon Avenue
- The existing two exits at the Exxon station and one at the Shawnee Motel will be removed. There will be crosswalks at the Richmond Road/Monticello Avenue intersection and sidewalks along Richmond Road. There should be a much improved traffic situation.

Commissioner Pons stated he had no problem with the waivers, and that they are in keeping with the overall plan. Mr. Hertzler agreed and commended the applicant for the extraordinary effort.

Mr. Pons moved that the Commission approve the site plan and landscape waivers subject to the correction of minor engineering details as noted by City staff and completion of the following:

1. Recordation of a plat extinguishing the interior property lines prior to the issuance of any land disturbing or building permits for the project.

2. Recordation of a plat and deed of right-of-way for the sidewalk improvements along Lafayette Street and Richmond Road prior to the issuance of a certificate of occupancy for the building.
3. Approval by the City Engineer of details of the modifications to the traffic signal system at Mount Vernon Avenue prior to the issuance of any land disturbing or building permits for the project. The developer is to install the signal system and be responsible for the cost.
4. Obtaining a VSMP permit from the State prior to the issuance of any building or land disturbing permits for the project.
5. Obtaining a City right-of-way permit from Public Works for the proposed work on City streets.
6. Submitting a BMP maintenance agreement and the purchasing of regional access credits in the amount of \$7,450 from the City prior to the issuance of any land disturbing or building permits for the project.
7. Certification by a licensed professional that the construction of the BMP is in accordance with the approved site plan prior to the issuance of a certificate of occupancy for the site.

Mr. Hertzler seconded the motion which carried by roll call vote of 7-0.

Recorded vote on the motion:

Aye: Pons, McBeth, Rose, Friend ("aye", but reluctantly), Hertzler, Kafes, Young,

Nay: None

Absent: None

SPR #06-008: 130 Cove Point Lane – 30% slope waiver for new single family dwelling, Port Anne subdivision. The Commission approved the waiver by a vote of 7-0.

Zoning Administrator Murphy reviewed the memorandum dated February 10, 2006 and noted that the contractor, Ron Curtis, is present today for any questions the Commission might have. Mrs. Murphy said conditions were imposed on the approval granted by the Board of Zoning Appeals in April of 2005 for the previous owner of the property. Since that approval, the property has sold and the new owner has reduced the footprint and impervious area of the dwelling and has located the dwelling 25 feet from wetlands instead of 22 feet as previously approved.

Mr. Rose moved that the waiver be approved with the conditions imposed by the BZA:

1. The infiltration trench design and maintenance plan being submitted and approved by the City Engineer prior to the issuance of any building or land disturbing permits for the dwelling.
2. A BMP maintenance agreement being submitted and approved by the City and recorded prior to the issuance of any building or land disturbing permits for the dwelling.
3. A landscape plan must be submitted, approved by the Zoning Administrator and plant material installed prior to the issuance of a Certificate of Occupancy for the

dwelling to mitigate the nonpoint source pollution. All plant material must be suitable plants for the riparian buffer plantings.

Mr. Hertzler seconded the motion which carried by roll call vote of 7-0.

Recorded vote on the motion:

Aye: Pons, McBeth, Rose, Friend, Hertzler, Kafes, Young,

Nay: None

Absent: None

SPR #06-009: 128 Yorkshire Drive – 30% slope waiver for new single family dwelling, Yorkshire subdivision. The Commission approved the waiver by a vote of 7-0.

Mrs. Murphy said the original approval in 1987 for the Yorkshire subdivision did not recommend restricting development on steep slopes. She added staff recommends approval of the request because the 1981 Comprehensive Plan and the Zoning Ordinance in effect at the time of the original approval did not recommend restricting development on steep slopes

Mr. Pons moved that the waiver be approved and Mr. Rose seconded the motion. The motion carried by roll call vote of 7-0.

Recorded vote on the motion:

Aye: Pons, McBeth, Rose, Friend, Hertzler, Kafes, Young,

Nay: None

Absent: None

OLD BUSINESS

CIP: Five-Year Capital Improvement Program (FY07-FY11)

Chairman Young stated that the Commission has had discussions as well as a work session devoted to the CIP. Mr. Nester noted the inclusion in Commission members' packets of background information relating to the CIP:

- Revised summary of proposed Capital Improvement Projects.
- Correspondence received from Darr Barshis, 17 Forest Hill Drive.
- Last year's letter from Planning Commission to the City Manager, and the City Manager's reply.

David Kranbuehl, 201 Harrison Avenue, asked for permission to speak on this topic. He arrived at the meeting late and missed the Open Forum. Given permission by the Chairman, Mr. Kranbuehl distributed copies of his comments and briefly reviewed them.

Commission members' comments included:

It was agreed by Commissioners that sidewalk repairs along Richmond Road are very important and should be moved up in time – at a minimum the sidewalks should be safe. Mr. Hertzler said that it might be possible to install a base of concrete now and brick the sidewalk later. Mr. Nester noted brick over concrete would be more than double the cost of concrete alone.

Mr. Hertzler asked if there a cost established for the Sidewalk Improvement Plan. Mr. Nester said that costs range from \$50,000 to \$70,000 per year - it's a question of priority where and when. Mr. Hertzler said that the "where" decision might include a review of the number of trips in a location, e.g. probably not as many trips on Capitol Landing Road as on Richmond Road. The consensus of Commission was that sidewalk repair is critical and should be as far-reaching as possible. Mr. Pons said that a coordination of efforts needs to be accomplished, e.g., sidewalk for church on Richmond Road possibly could be extended.

Mr. Rose said that language needs to be used whenever possible to combine efforts on multiple projects. The City Manager needs to look at the overall picture of projects and their costs, and grasp the opportunity to combine them. This thought was generally supported by Commissioners. However, Mr. Young said that Capitol Landing Road and Richmond Road are both high priority projects.

Mr. Pons said that the CIP is restrained by funding, but the City of Williamsburg is currently in a position to see real growth coming with the opportunity to enhance neighborhoods and revitalize the downtown area. Maybe some of the projects need to be financed and moved up in priority; now is the time to fix these projects and we need to find the funding. We need to look into new revenues for projects, maybe borrow funds; and possibly go into debt to accomplish some of these projects.

Mr. Pons said that we also need to take this opportunity to install underground wiring on Quarterpath Road - there will be a return on our investment with increased property values and visitor return trips. Mr. Hertzler said that priorities need to be shifted and ways explored to defray the costs. Mr. Young said that there will never be a better opportunity to install the underground wiring at Quarterpath than when the construction is underway. Mr. Hertzler asked how project and priority decisions are made when the Planning Commission makes their recommendations. Mr. Nester said that based on Public Works information, priorities are suggested, but to begin underground wiring in conjunction with street construction on Quarterpath Road, other underground wiring projects would need to be pushed back, assuming no additional funding is identified. Mr. Young said that to whatever extent Quarterpath Road is rebuilt, underground wiring needs to be done and it appears the consensus of the Commission is it should be given one of the highest priorities.

Mr. Nester said he will prepare a draft memorandum to the City Manager and email it to Commission members for their comments.

NEW BUSINESS - None

OTHER

Appointment to Planning Commission Committees

Chairman Young stated there has been discussion about the Site Plan Review committee and the process to ensure the best use of their meetings. Applicant attendance at the meetings has been sporadic. Mr. Young asked Commission members to let him know their thoughts on the committee process and committee appointments will be made next month.

INFORMATION ITEMS

Report from City Council
Planning Department Monthly Report
Monthly Financial Statement

There being no further business the meeting adjourned at 4:35 p.m.

Jesse Young, Chairman
Williamsburg Planning Commission

PUBLIC HEARINGS SCHEDULED FOR MARCH 15, 2006 -- None